

MINUTES ~ January 12, 2010
Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:30PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Anne Ejnes of Glocester, Mr. Bill Abt of Foster and Mr. Warren Ducharme of Foster. Mr. George Jacques of Glocester joined the meeting at 6:35PM and Mrs. Julie Capobianco of Foster joined the meeting at 6:55PM. Mr. Fogarty left the meeting at 6:55PM.

3. Communications

Mr. Laramie reported that he received an email from the business office stating that the School Committee meetings will now be held on the first Monday of every month at 6:15PM. Mr. Laramie informed the committee that he will not be able to attend the Monday meetings due to work obligations and asked if another building committee member could attend. Mr. Fogarty said he will go to as many as he can until June and will inform Mr. Laramie of the meetings that he will not be able to attend.

4. Financial Report

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1. Mrs. Mangiarelli reported that the \$765K for the second phase of the capital lease is in the district's bank account and stated that the funds will be transferred to the building committee account as needed to pay the bills.

Mrs. Mangiarelli provided committee members with the Project Finance Projections through 12/31/2009. The schedule is attached as reference 2. She informed the committee that there is a \$109K surplus after the two leases, without the leases she noted that the deficit would be \$821K. When questioned Mrs. Mangiarelli reported that the total projected construction costs have been reconciled to the information from H.V. Collins and the total projected costs include estimates to completion. When questioned by Mr. Fogarty, Mrs. Mangiarelli confirmed that the numbers do not reflect the \$1.7M of project interest that was earned and she noted that this interest was used to offset the debt service payments. Mr. Laramie asked Mrs. Mangiarelli to provide details of the \$11.3M in the projected owner's costs. Mr. Abt asked whether the project is tracking close to the estimates and Mrs. Mangiarelli said they are pretty close though in some areas the amounts projected are a little higher than the actuals.

5. Middle School and High School Projects Update

Mr. Bob Grzyb reported that since the last meeting he has obtained a hard copy of the certificate of occupancy for the high school project and they have continued to work on the punch list. He stated that the punch list is now down to about 20 items which they are working on this week. He reported that Aharonian's office went through the verification last week for items that had been completed and they have a meeting scheduled for Thursday to review items outstanding and determine whether they are part of the contract work. Mr. Grzyb reported that they also have a construction issue punch list which has about 10 items on it. He said that Mr. Alex Ziemba and Mr. Mark Humphrys are working on the list this week.

Regarding the commissioning punch list, Mr. Grzyb said there are three minor items left, signs or tagging for the equipment, some sensors may need to be replaced in the kitchen and cafeteria and the as-builts. He reported that the as-builts for the plumbing, mechanical and voice and data have been submitted, he is just waiting on Aladdin's as-builts which he expects to have by the end of the week. Mr. Steve Manwell confirmed what Mr. Grzyb reported regarding the commissioning punch list and noted that the majority of the open items have been addressed and Mr. Kevin Venturini is reviewing them. Mr. Grzyb reported that they are pushing to get the all the punch list work done by the end of next week.

When questioned on the timing of the commissioning Mr. Manwell said they need to review the as-built documentation, verify the last punch list items and do the metering and verification. Each of these steps will take about a month to complete.

Mr. Grzyb reported that he continues to process change orders and he is meeting with Aladdin tomorrow to go through more. He reported that last month there was \$150K of change orders and he currently has \$100K of change orders. When asked, Mr. Grzyb confirmed that these change orders are items that have been on the list he is just closing them out now, the projected CPNs are getting reconciled to the actuals. He noted that the net result of getting the actuals in is that there has been a reduction of total project costs of approximately \$60K.

Mr. Ziemba reported that re-inspection of the punch list is approximately 50% complete and stated that there will be a meeting Thursday to review the remaining items.

Regarding the schedule of completion Mr. Grzyb said once they have the meeting on Thursday he will know more about the timing and what is left to be done however he stated that he would like to be done with everything by the end of March.

Mr. Grzyb reported that the energy lab is complete with the exception of a few odds and ends for touch up. He reported that they have a verbal certificate of occupancy from the building department but they are waiting for the final review from the fire department. Mr. Grzyb noted that the contract work is done.

Mrs. Mangiarelli reported that she does not have any new information on the status of the grant stating that she is still dealing with personnel change issues at the Department of Energy and noted that she has a meeting with them on Thursday.

Mr. Abt asked about the status of the energy recovery wheel at the middle school. Mr. Ziemba reported that a meeting was held yesterday on this and other issues. He distributed minutes from that meeting. The minutes are attached as reference 3. The committee discussed section 4.1 of the minutes regarding the ERV wheel at the middle

school. Mr. Grzyb reported that he was told by the wheel manufacturer, Lauren Cook that since the rooms don't have air conditioning there is no humidity control so the wheels are getting saturated and never have a chance to dry. He reported that the manufacturer felt that they met the specifications but they are willing to replace the wheel with another of the same kind in case the original came from a bad batch. They will also go back and research to see if they have these wheels elsewhere and if they have had any problems. Mr. Grzyb said he will hear back from them in a day or two and there will be further discussions about corrective actions. Mr. Abt noted that Maguire had previously given the opinion that the manufacturer didn't meet the specifications. Mr. Laramie asked Mr. Manwell if ConEd has looked into the issue. Mr. Manwell said they became aware of the issue last spring and it is ConEd's position that this is an issue for the school and contractors though he noted that the more the fans have to be run the more energy they are using.

Mr. Laramie stated that the issue cannot keep going on and at some point they need to figure out what to do. He said the committee needs to know what the options are so a decision can be made. Mr. Grzyb said that he, Aharonian's office and Mr. McGovern have been working on this and will get it resolved and noted that he should have answers this week. Mr. Abt suggested they continue working on the manufacturer. Mr. Laramie agreed but also tasked Mr. Grzyb with coming up with other options to get this issue resolved.

The committee discussed section 5.1 of the minutes relating to the wood chip availability. Mr. Ziemba explained that at the high school when the oil fired boiler is needed, it comes on and then shuts off, someone needs to come in and manually reset it. Mr. Ziemba reported that Maguire is reviewing the situation and said he will have answers from them by next week. A representative of ATC explained that it is an issue with the oil delivery to the boilers stating that when the system is off for a while the oil just sits there, air may be getting in the tank and there is not enough pressure to fire the burner. He recommended a pump system that keeps the oil moving all the time and maintains pressure. This system would cost approximately \$15K. Mr. Ziemba said he is waiting to hear from Maguire as to whether this is a design, install or maintenance issue. Once he has this information he can determine the appropriate solution.

On behalf of Mr. Fogarty, Mr. Abt reported that the field house dedication will be held on January 29th starting at 5:45PM with the actual dedication to be at 6:45PM.

Mr. Walter Steere noted that Maguire's name comes up a lot with regards to design issues and stated that he thought more of the issues would have been resolved by this month. He wants to know what will be left when things are turned over to the school committee. He also noted that it was his understanding that there was an issue with the CO and suggested that Mr. Grzyb speak to Mr. Larry Desormier. Mr. Grzyb reported that the CO for the high school has been obtained and they are just waiting for the energy lab CO. Mr. Grzyb said he spoke with Mr. Desormier yesterday and was told that the fire department had not finalized their review of the energy lab though no specific issues were mentioned. Mr. Grzyb said he will speak to Mr. Desormier again tomorrow.

Mr. Steere noted that it seems that things will be down to the wire again with ConEd taking three months to finish. He asked if someone would still be someone on site to take care of any issues. Mr. Grzyb said everything needs to get done and will be

done and he said he still has enough retainage on the subs to keep their attention. Mr. Abt said it is his expectation that by the April meeting everything should be wrapped up.

6. Approval of Minutes

Mrs. Ejnes moved and Mr. Chretien seconded to approve the minutes from the December 8, 2009 meeting. So voted, 6-0-1 with Mr. Ducharme abstaining as he was absent from the December 8th meeting.

7. Adjournment

Mr. Laramie invited everyone to tour the energy lab after the meeting is adjourned.

Mrs. Ejnes moved and Mr. Chretien seconded that the meeting be adjourned at 7:35PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, February 9, 2010